



HOMIE

Feel right at Homie.

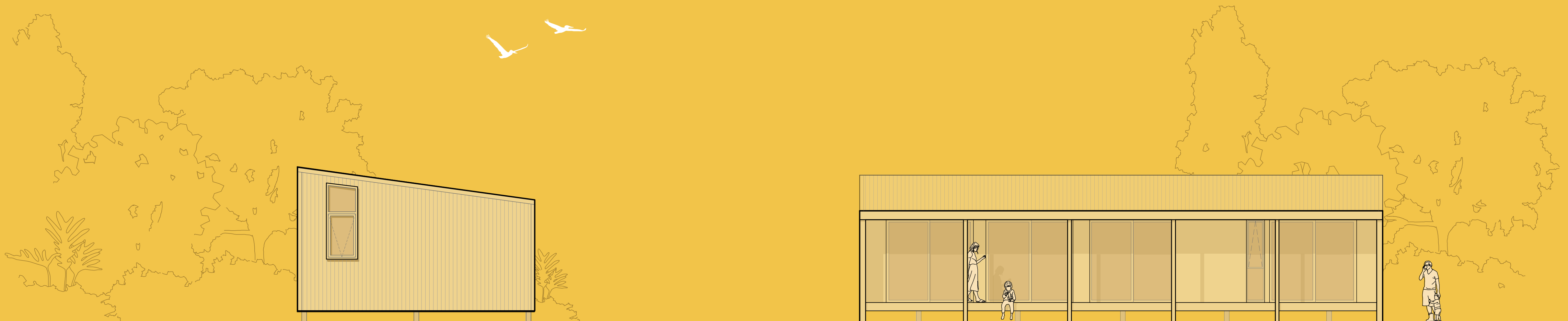
Good Design Matters

A well-designed home isn't just pleasant to look at - it works better, feels better to live in, and holds its value over time. Thoughtful decisions about layout, orientation, materials, and proportion make a real difference to how a building performs and how people experience it. That's what architects do, and it's worth having.

But access to that kind of design has always come with barriers. Commissioning a bespoke set of architectural drawings is a significant undertaking in time, cost, and complexity. For a small dwelling, those costs can be hard to justify. The result is that good design often gets left behind.

Homie is rethinking that. We offer a collection of predesigned, architect-developed house plans that are thoughtfully considered, beautifully resolved, and fully documented. By licensing an existing design rather than commissioning one from scratch, homeowners can access genuine architectural quality without the traditional overhead. The plans come complete with everything a builder needs: specifications, schedules, and fully detailed construction drawings.

Our plans, your builder.



How It Works

1 - Initial Consultation

It all begins with a conversation. We'll discuss your site, your goals, and what you want to achieve. Whether it's space for family, a rental opportunity, or a granny flat, we'll help identify whether our plans will suit your needs.

2 - Choose or Customise Your Plan

After matching you with one of our plans, you can proceed as is or tailor it to your preferences. We can adjust the design to fit stylistic choices, unique site conditions, improved thermal performance, or any other requirements.

3 - Full Documentation Package

Once you're happy with the design, we'll provide the detailed documentation set, including construction drawings, specifications and schedules - everything your builder needs for a smooth build. We will issue to you along with a license agreement for the use of the plans for your home.

4 - Obtain a PIM and/or a Building Consent

If you are wanting to build under the 'granny flat' building consent exemption then you'll need to lodge the plans with council and obtain a Project Information Memorandum (PIM). If you're not wanting to build under the consent exemption then you'll need to obtain a Building Consent. We can help you with both of these!

5 - Engage a Builder

With the documentation in hand, you can approach a trusted builder or builders to provide a quote. You will need to have a Licensed Building Practitioner (LBP) undertake the work to comply with the legislative requirements.

6 - Building & Inspections

We strongly encourage a formalised inspection process be undertaken during construction to confirm that the project is being built in accordance with the plans and the building code. If you have a building consent this is typically undertaken by your local council, for those who are building under the consent exemption we offer a remote inspection service using the 'Artisan' app, which allows builders to record site progress and send photographs as evidence for us to review.

7 - Completion

We can assist you with finalising all of the required documentation needed to be submitted to your local council at the end of the project.



The 'Granny Flat' Exemption

What it means for you

New Zealand legislation now enables detached homes of up to 70m² (also known as 'granny flats') to be built without resource or building consent under certain conditions. Homie's designs have been developed specifically with this in mind. Here is a quick guide to how the exemption works and what it might mean for your project.

Using the consent exemption

If your site and proposed build meet the eligibility requirements, you may be able to get a granny flat built more quickly and with less council involvement than a standard consented project. Confirming whether your site qualifies is the owner's responsibility, but it's something we will help you work through as part of the process.

Before building under the exemption, you are required to notify your local council through a Project Information Memorandum (PIM) application. Council will then advise on any site-specific requirements, development contributions, or conditions that apply. This is an important step, and one we'll guide you through.

We strongly recommend reading the [MBIE guidance document](#) to understand more about the process, rules and responsibilities of each party when operating under the resource consent or building consent exemptions.

If your site does not meet the consent exemption criteria, or you decide not to use the consent exemption, then we can help you obtain a building consent for your project.

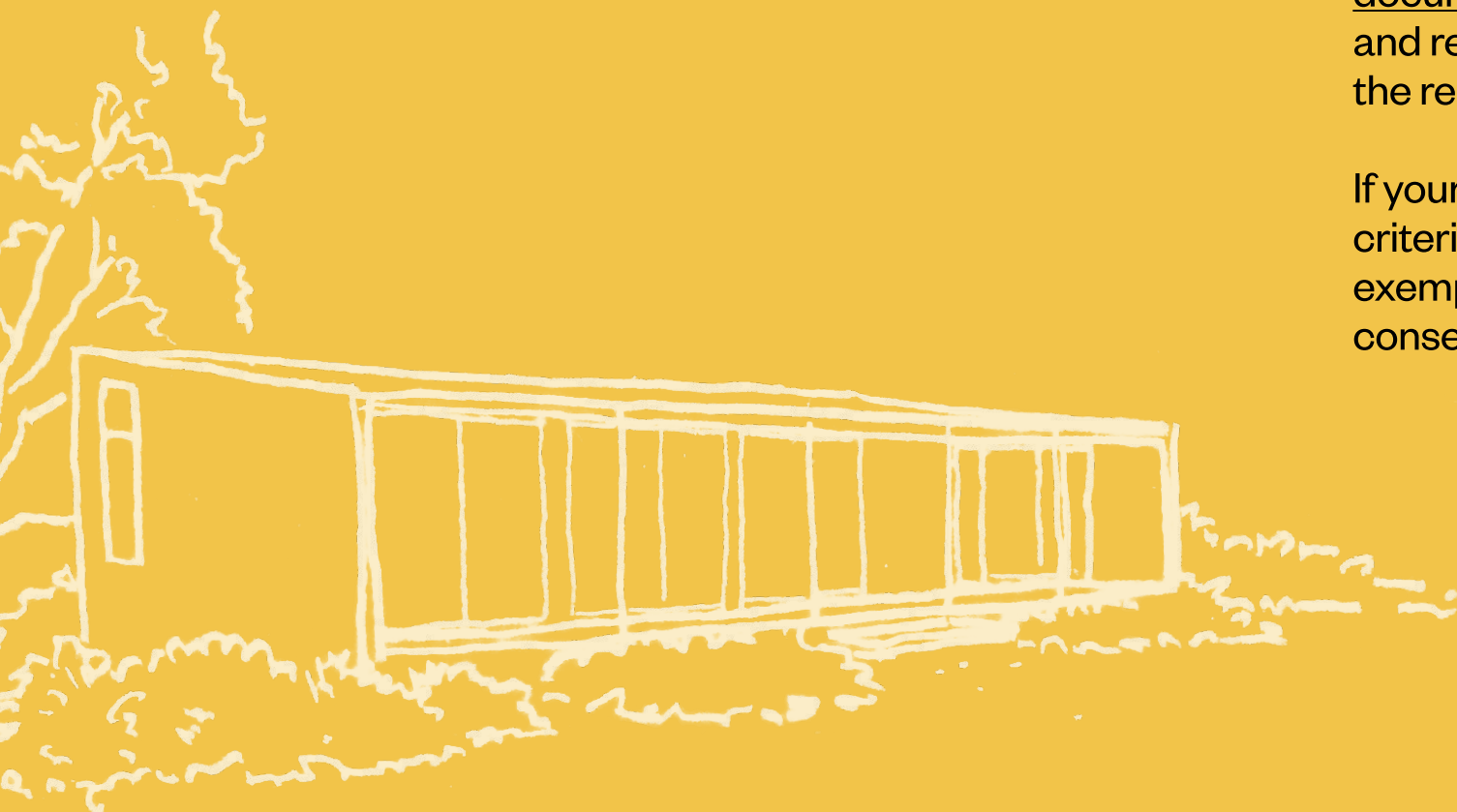
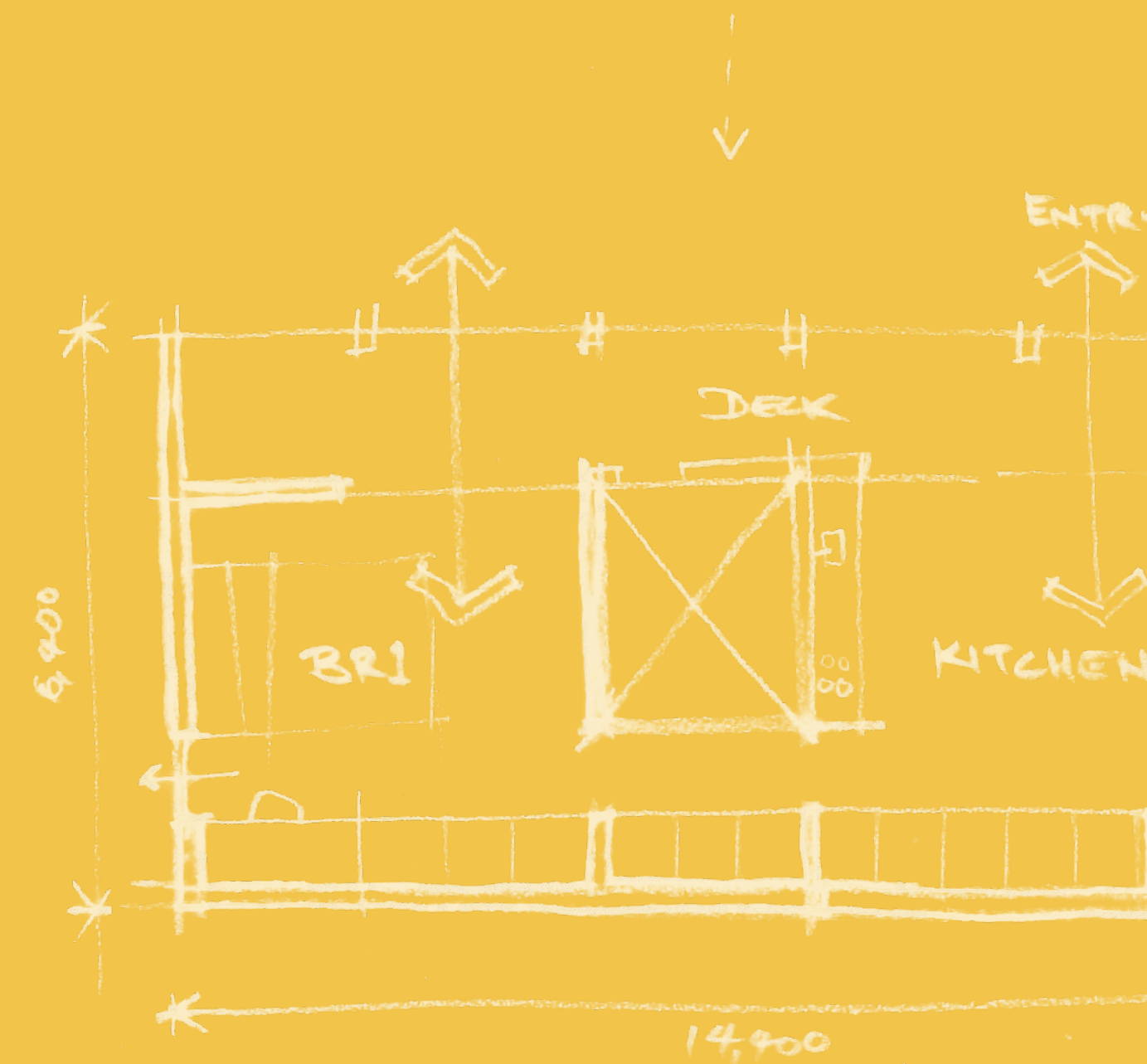
To consent or not?

Even if you are eligible for the building consent exemption, you may still decide that getting a building consent is the right option for you. This is one of the most important decisions you'll make, and it's worth understanding the implications of both paths before you choose.

With a standard building consent, your build is inspected at key stages by council, who provide formal assurance that the work meets the building code. A code compliance certificate is issued at completion, which can be beneficial for things such as insurance, resale value and future renovations. Council inspection costs are typically included in the consent fee.

Without a consent, there is no formalised inspection process. We offer a remote review service and recommend adopting this as it provides an independent review of the construction and allows us to track any changes made, but it is not the same as a council inspection and does not result in formal sign-off against the building code.

There is no single right answer. Both paths have merit depending on your site, location and budget. We are happy to talk through the options with you.



Our Designs

About our designs

Every Homie design starts from the same premise: a compact, well-resolved home that is straightforward to build and comfortable to live in. Careful planning ensures that space is used well - rooms feel generous, storage is considered, and the connection to the outdoors is always part of the picture.

Each design in the Homie collection is developed by award-winning New Zealand architects, bringing genuine design expertise to every plan.

Our pilot design is available now, with more in development as we continue to grow the collection.

Adapting your design

We understand that no two owners are the same. Every design in the Homie collection can be adapted to suit your preferences and your site - whether that means different materials and finishes, upgraded windows and doors, improved thermal performance, or customised cabinetry. See the licensing page for more detail on how this works.

After something a little different?

If our current design is not quite what you're after, it's worth getting in touch anyway - we have other designs in the pipeline and may well have something to suit you and your site.



HOMIE ONE

The Pilot Design

Design by **William Samuels Architects**

Homie One is our pilot design - a home designed around efficient, considered planning. The layout is straightforward, with two sleeping areas, an open-plan kitchen and living space, a full bathroom including laundry, and a north-facing covered verandah that brings the outside in. Everything is where you expect it to be, and nothing is wasted.

The open-plan kitchen and living area opens directly to the verandah, creating a natural flow between inside and out. The covered deck extends the usable space of the home without adding to the consented floor area - a practical decision that also shapes the character of the building from the outside.

Storage has been carefully considered throughout. Integrated joinery runs the full length of the home, incorporating cupboards, wardrobes, a desk and a daybed. The kitchen is fully fitted with integrated appliances including an oven, cooktop, rangehood, dishwasher and fridge freezer, with additional shelving and cabinetry in the living area. This is a home that is ready to live in from day one.

Materially, the design is honest and low-maintenance. Corrugated metal cladding and a plywood soffit give the exterior a clean, contemporary character that sits naturally in a NZ landscape. Inside, whitewashed plywood lines the walls and ceiling throughout, giving the interior warmth and a consistent finish. Marmoleum flooring is durable, practical, and easy to clean.

Homie One works well as a granny flat, a rental, a studio, or additional space for guests or family, and is sized to suit the granny flat building consent exemption.



HOMIE

Specifications

General Specifications

Bedrooms	2
Floor area	69m ² (excl. verandah)
Verandah	21m ²
Construction	Timber framing
Subfloor	Suspended timber floor on piles
Roof	Mono-pitch, 8° fall
Wall & roof cladding	Profiled metal
Soffit	External grade plywood
Windows and doors	Thermally broken aluminium
Glazing	AGS Solux-E double glazing
Wall & ceiling lining	Whitewashed plywood
Flooring	Marmoleum
Roof insulation	R6.0
Wall insulation	R2.6 & R3.2
Floor insulation	R2.5

Design Parameters

Wind zone	Up to and including Very High
Climate zone	All climate zones
Snow load	Up to 1.0kPa
Earthquake zone	EQ Zone 3 (all soil types) EQ Zone 4 (soil types A, B & C)





Good Looking Inside & Out

From the covered north-facing verandah to the plywood-lined interior, every detail has been considered as part of a cohesive whole.

Renders are indicative of design intent only. Finished materials, colours and detailing may vary.



What Are The Costs?

We have engaged an independent quantity surveyor to prepare a construction cost estimate based on the Homie One drawing set and specification. Their assessed figure is:

\$363,750 ex. GST

Note that this is a construction cost estimate - it is based on an assessment of what a builder might quote for the construction of the house. It is not a project cost estimate, which includes all of the other costs that are involved in the project, such as site preparation, services connections, consultant fees, council charges and the like. Before committing to a build, it is important to understand that there are additional costs beyond construction that you will need to budget for, and that these can often be significant.

Please also note that this is an estimate and is provided for information only. It is based on standard market rates at the time of preparation and will vary depending on your builder, your location, and your site conditions. We strongly recommend obtaining fixed-price quotes from one or more Licensed Building Practitioners before making any financial decisions. Homie and William Samuels Architects accept no liability for any variation between the estimated and actual cost of construction.

What affects the cost?

Specification

The estimate is based on the standard Homie specification. Upgrading fixtures, fittings or finishes will increase the cost. Value-engineering certain items may reduce it. We are happy to work with you to develop a level of specification that both suits your budget and your preferences.

Location

Construction costs vary significantly across New Zealand. Builds in regional areas or at distance from main centres typically cost more than those in metropolitan areas.

Site conditions

The estimate assumes standard, level ground with straightforward access and existing services nearby. Sloped sites, difficult access, poor ground conditions, or the need for new services connections are likely to add cost.

Market conditions

Construction costs fluctuate with labour availability and material supply. This estimate reflects market conditions at the time it was prepared and should be reviewed against current rates before any decisions are made.

Inclusions

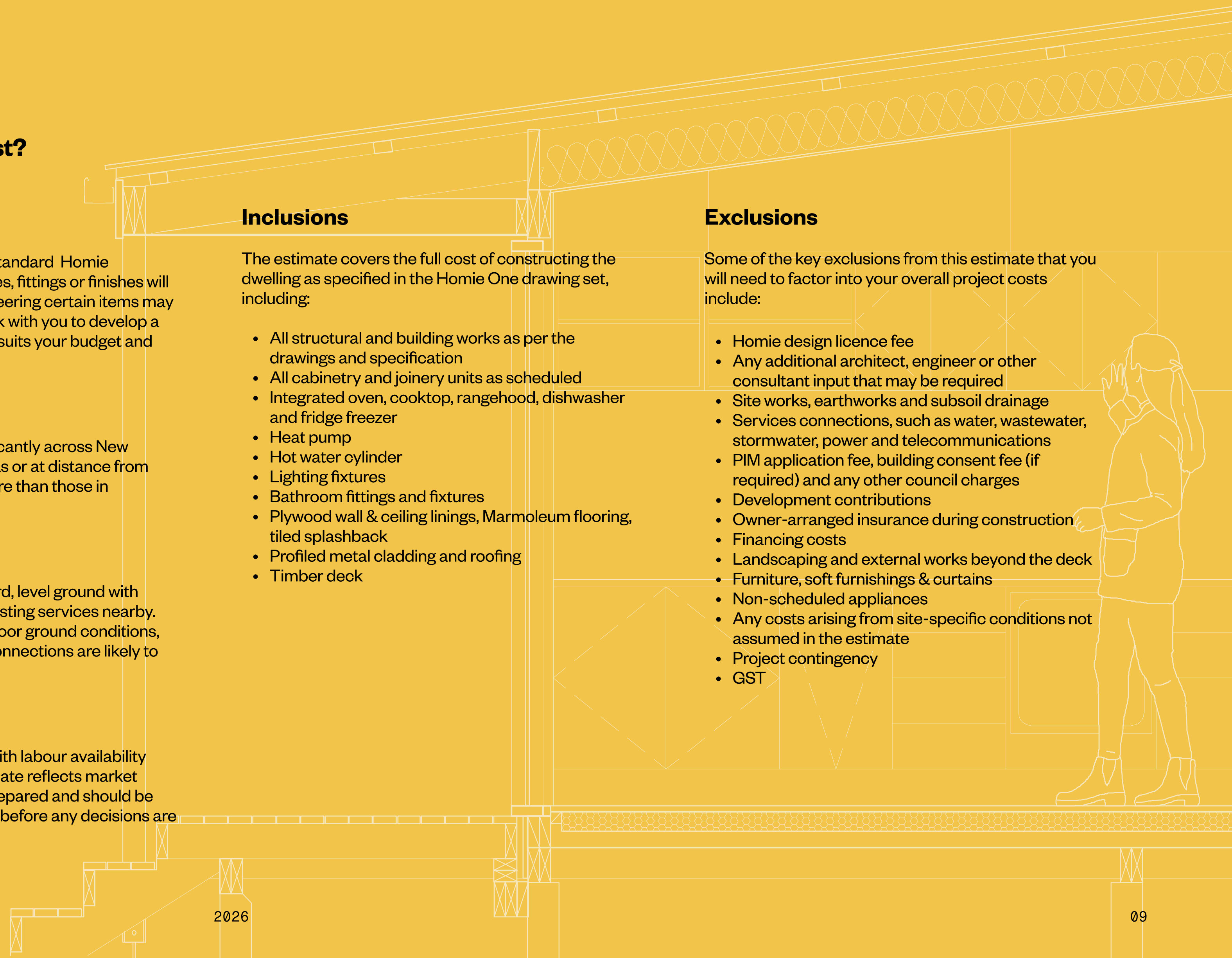
The estimate covers the full cost of constructing the dwelling as specified in the Homie One drawing set, including:

- All structural and building works as per the drawings and specification
- All cabinetry and joinery units as scheduled
- Integrated oven, cooktop, rangehood, dishwasher and fridge freezer
- Heat pump
- Hot water cylinder
- Lighting fixtures
- Bathroom fittings and fixtures
- Plywood wall & ceiling linings, Marmoleum flooring, tiled splashback
- Profiled metal cladding and roofing
- Timber deck

Exclusions

Some of the key exclusions from this estimate that you will need to factor into your overall project costs include:

- Homie design licence fee
- Any additional architect, engineer or other consultant input that may be required
- Site works, earthworks and subsoil drainage
- Services connections, such as water, wastewater, stormwater, power and telecommunications
- PIM application fee, building consent fee (if required) and any other council charges
- Development contributions
- Owner-arranged insurance during construction
- Financing costs
- Landscaping and external works beyond the deck
- Furniture, soft furnishings & curtains
- Non-scheduled appliances
- Any costs arising from site-specific conditions not assumed in the estimate
- Project contingency
- GST



Licensing Your Homie

Accessing a Homie design is straightforward. You pay a one-off licence fee, and in return you receive all of the documentation needed to take your project through to construction.

What's included

The base licence fee is **\$9,500 (ex. GST)**. This covers:

- The full architectural drawing set (32x A3 sheets), including floor plans, elevations, sections, construction details and joinery drawings (including SKU details for all components)
- Architectural schedules and written specification
- A site-specific site plan, prepared for your property
- A site suitability check to assess whether the design is appropriate for your site and its conditions
- A licence agreement for the use of the plans for one dwelling on one site

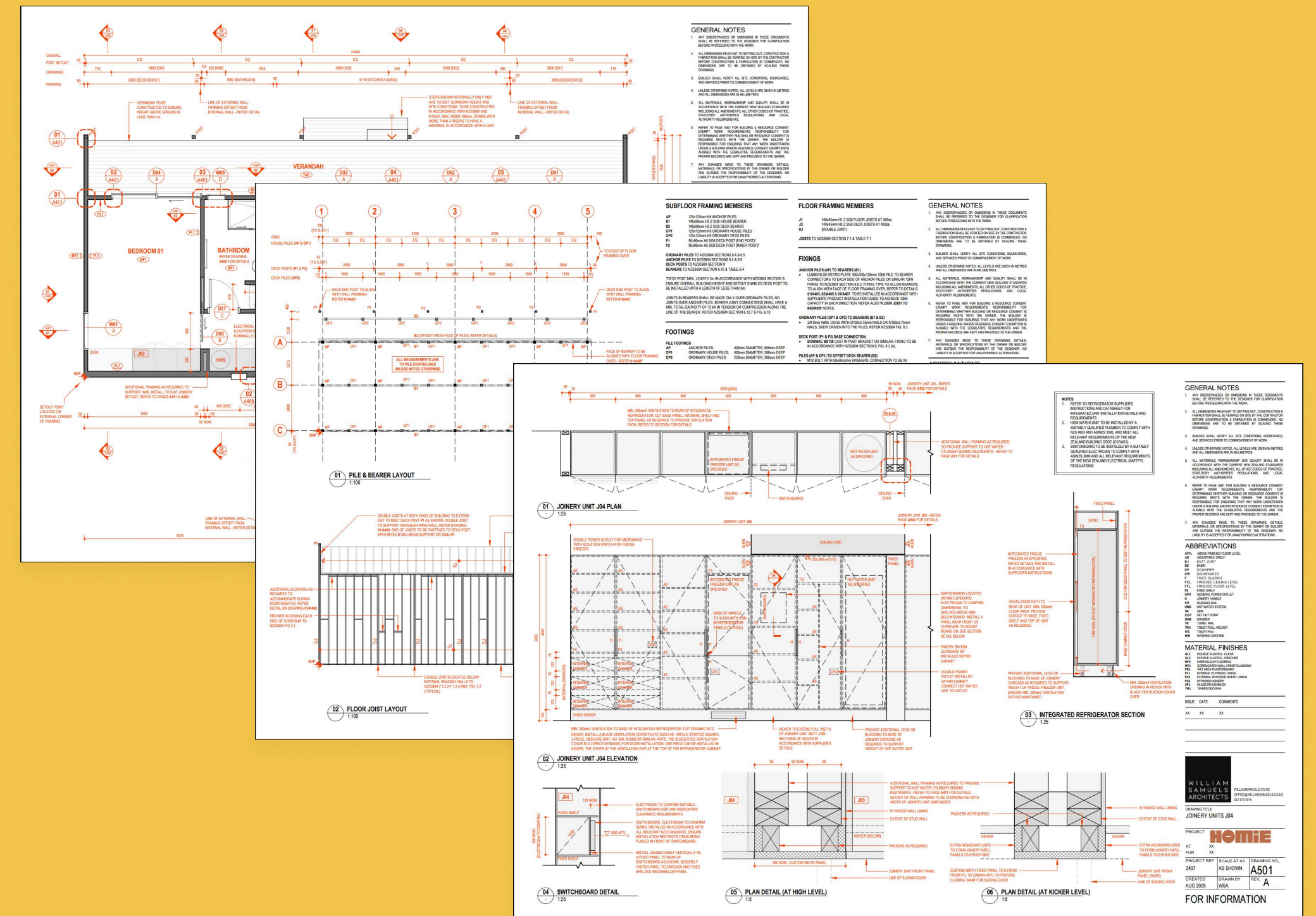
Your builder receives everything they need to price and build the home. You are free to approach any Licensed Building Practitioner of your choosing.

Adapting the design

The base design is intentionally simple and efficient. Where modifications are needed - whether to suit your personal preferences, performance requirements or site conditions - these can be accommodated and are charged at an hourly rate, scoped on a case by case basis. Get in touch to discuss what you have in mind and we can give you a sense of what is involved.

Inspections

Site inspections during construction are not included in the licence fee. If required we can offer a remote inspection service using the Artisan app, which allows your builder to record progress and submit photographs for our review at key construction stages. Fees for this service are discussed and agreed separately.



Sample drawing sheets

Ready To Build Your Homie?

If you have a site in mind and want to explore whether a Homie design is right for you, we would love to hear from you.

The first step is a conversation - no commitment required.

Get in touch at info@homie.nz



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